

LAND PROBES

Accurate Land Solutions

Due Diligence Report

Land Details

Assessor's Parcel Number:	Parcel Number: 40779076 Account Number: R000116354
Address:	East Veracruz Dr, Douglas, AZ 85607
County & State	Cochise County, AZ
Subdivision:	LA COSTA ESTATES
Lot Number:	76
Legal Description:	LA COSTA ESTATES LOT 76
Township, Range, Sections (TRS):	T23S R27E SEC24
Parcel Size:	0.32 Acres
Terrain type:	Desert
Elevation:	1252.3 m or 4108.7 feet
Lot Dimensions:	80.33 feet (North) 158.72 feet (East) 88.9 feet (South) 159.16 feet (West)
Within FloodZone / Wetlands Area:	The location of this parcel falls within a designated "Flood-Zone" area.
Notes:	N/A

Land Location/ Access/ Nearby

Google Map Link: (Land Location)	https://maps.app.goo.gl/hZuUiR6e6j8YfpC69
GPS Coordinates (Center):	31.40979, -109.55033
GPS Coordinates (4 corners):	31.410039, -109.550317 N 31.409639, -109.550091 SE 31.409536, -109.550357 S 31.409944, -109.550549 SW

Within City or County Limits:	County
School District:	Douglas unified district
Road Access To Land:	Yes, East Veracruz Dr
Type Of Road:	Dirt
Nearest Highway(s):	US-191
Nearest Major City:	Tucson, Arizona 2 hr 2 min (118 miles Away)
Nearest Small Town:	Douglas, Arizona 85607 11 min (5.2 miles Away)
Nearest Gas Station:	Douglas Chevron, 461 N, 461 Pan American Ave, Douglas, AZ 85607 11 min (19.7 miles Away)
Nearby Attractions/ Things To Do:	Queen Mine Tour, 478 N Dart Rd, Bisbee, AZ 85603 33 min (28.7 miles Away) Whitewater Draw Wildlife Area, 8469 N Coffman Rd, McNeal, AZ 85617 23 min (18.0 miles Away) Old Tombstone Western Theme Park, 339 S 4th St, Tombstone, AZ 85638 48 min (44.2 miles Away)
Walk Score: (Based on Closest Small Town)	Car-Dependent 62/100
Bike Score: (Based on Closest Small Town)	Somewhat Bikeable 56/ 100
Notes:	N/A

Tax Information

Actual/ Land Value:	\$120.00
Assessed/ Taxable Value:	\$180.00
Total Amount Due For Taxes:	No
Amount For Tax Liens: (If Any)	No
Annual Property taxes: (Base/ Tax Levy Amount)	\$11.12
Notes:	N/A

Zoning Regulations & Restrictions Information

Zoning Code & Name:	Single-Household Residential District (SR-8)
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Zoning Ordinance / Land Uses:	All Single-Household Dwellings (Site Built and Factory Built Buildings). Please see the attachment for the complete details
Time limit to build (Building Permit):	Permit is good for 2 years and can be extended
Camping Allowed:	Per County, No
Restrictions on Camping:	N/A
Recreational Vehicles (RVs) Allowed:	Per County, Yes
Restrictions on Recreational Vehicles (RVs):	Only during construction
Mobile Homes / Manufactured Homes Allowed:	Per County, Yes, Manufactured homes or rehabilitated homes
Restrictions on Mobile Homes / Manufactured Homes:	A building permit shall be required for the establishment of any individual manufactured home or rehabilitated mobile home on a site – see section 1712 attached of the zoning regulations.
Tiny Homes Allowed:	Per County, Yes
Restrictions on Tiny Homes:	Minimum size restriction is 296 sq. ft.
Short Term Vacation Rentals Allowed:	County does not regulate short term vacation rentals.
Restrictions on Short Term Vacation Rentals:	N/A
HOA/ POA/ LOA:	County does not possess any information regarding associations and no relevant information could be found online. It would be advisable to verify with the property owner.
Dues For HOA/ POA/ LOA (If Any):	N/A
Covenants, Conditions & Restrictions (Subdivision CC&Rs):	Unable to locate if any
Book/ Page or Document Number for CC&Rs:	N/A
Deed Availability:	See "Special Warranty Deed" attached
Book/ Page or Document Number for Deed:	Reception# 2021-05473
Notes:	Information above is based on county's restrictions, unable to locate subdivision's CC&Rs, if any.

Utility Information

Availability of Water or Well:	Would have to drill a well.
Availability of Sewer or Septic:	Would have to install septic.

Electricity Provider:	Would have to contact Sulphur Springs Valley Elec Co-Op (+15208266000)
Gas/ Propane Provider:	Would have to contact Cochise Supplies Inc. (+15203643053)
Waste/ Trash Provider:	Would have to contact Sulphur Springs Sanitation (+15206424000), Cochise County Transfer Station (+15203647902), etc.
Notes:	Per City of Douglas they need the complete physical address to confirm if they service the location for water & sewer. Based on location, it appears well and septic will be required. Power poles are visible at N Leslie Canyon Rd & W Glenn Rd - See attached

County Websites & Contact Information

Link to County Homepage:	https://www.cochise.az.gov/
Link to Assessor Website:	https://www.cochise.az.gov/assessor/home
Link to Treasurer Website:	https://www.cochise.az.gov/treasurer/home
Link to Recorder Website:	https://www.cochise.az.gov/recorder/home
Link to GIS Website:	https://www.arcgis.com/apps/webappviewer/index.html?id=37d793d478664634b4de3ad8042f248a&query=Cad_Parcel_TaxInfo_9193%2Capn%2C40779076
Link to Planning & Zoning Website:	https://www.cochise.az.gov/development-services/home
Phone number for Planning & Zoning Department	(520) 432-9240
Phone number for Recorder:	(520) 432-8350
Phone number for Treasurer:	(520) 432-8400
Phone number for Assessor:	(520) 432-8650
Link to City Homepage:	N/A
Phone number for City Hall:	N/A